Robert Ellis

look no further. . .

Middleton Street,
Beeston, Nottingham
NG9 1BB

£450,000 Freehold

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A traditionally styled modern four-bedroom semi-detached house, constructed by Maltby Homes in 2006.

Behind this attractive façade lies a generous and versatile home with deceptive interior arranged over three floors, providing ideal accommodation for the growing family, though likely to be of appeal to a variety of potential purchaser.

In brief the internal accommodation comprises: entrance hall, WC/utility, sitting room, kitchen diner, rising to the first floor are two good sized double en-suite bedrooms, and rising to the second floor is a further two double bedrooms and shower room.

Outside the property has an established front garden, drive with carport and garage beyond, and to the rear has an enclosed and private mature garden with patio, lawn, and shrubs.

Occupying a enviable position within north-west Beeston, surrounded by attractive period properties, and being ideally situated for easy access to Beeston town centre, excellent transport links, and a wide range of other facilities.

A wooden entrance door leads to hallway.

Entrance Hall
With slate tile flooring, stairs off to first floor landing, and useful under stairs cupboard.

WC/Utility
Fitted with a WC, sink with mixer tap, wall and base units, work surfacing with tiled splashback, wooden double glazed window, plumbing for a washing machine, space for a dryer and extractor fan.

Sitting Room
15'4" x 13'1" (4.69m x 4.01m)
A double glazed wooden bay window to the front, fuel effect gas fire and Adam style surround.

Kitchen Diner
13'2" x 13'2" (4.03m x 4.03m)
With a range of fitted wall and base units, work surfacing with tiled splashbacks, an island, Rangemaster cooker with gas hobs, electric ovens below and air filter above, integrated dishwasher, fridge and freezer, wooden double glazed window, wooden double glazed patio doors.

NB: potential purchasers should note, the entirety of the ground floor is heated via underfloor heating from the gas boiler.

First Floor Landing
With radiator, and stairs of to the second floor landing.

Bedroom One
12'11" x 13'3" (3.95m x 4.05m)
Two double glazed wooden windows, and radiator.

En-Suite
With modern fitments in white comprising: WC, pedestal wash-hand with shaver point and mirror fronted cabinet, double shower cubicle with mains control over head shower and further shower handset, part tiled walls, tiled flooring, wall-mounted heated towel rail, extractor fan, and double glazed wooden window.

Bedroom Two
13'3" x 9'3" (4.04m x 2.83m)
Two double glazed windows, and radiator.

En-Suite
12'10" x 7'1" (3.92m x 2.17m)
Bath with shower handset, WC, pedestal wash-hand basin with shaver point and mirror above, shower cubicle with mains control overhead shower and further shower handset, part tiled walls, wall mounted heated towel rail. useful eaves storage cupboard, a Velux window.

Second Floor Landing
With radiator, loft hatch and Velux window.

Bedroom Three
13'3" x 13'3" (4.06m x 4.04m)
Double glazed wooden window and radiator.

Bedroom Four
13'3" x 9'4" (4.04m x 2.84m)
Two Velux windows, and radiator.

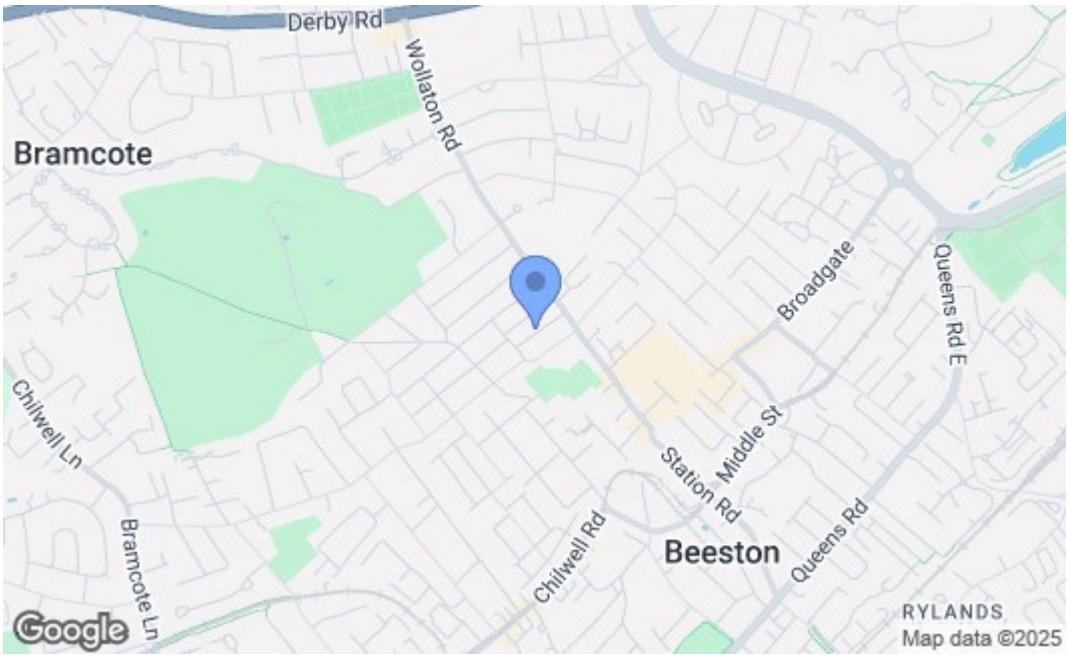
Shower Room
Fitted with a WC, pedestal wash-hand basin with mirror and shaver point, shower cubicle with Mira shower, part tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan, double glazed wooden window.

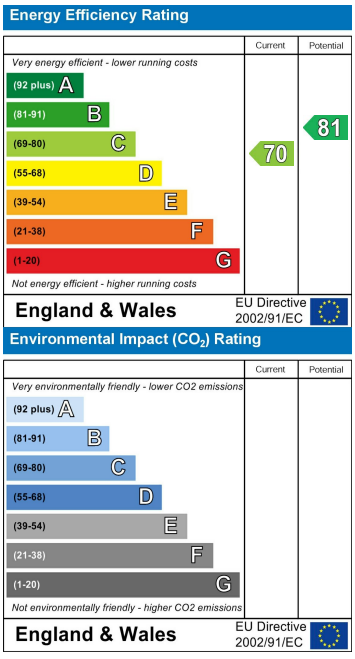
Outside
To the front the property has a walled boundary and an established front garden with shrubs, and a drive providing car standing with the car port and garage beyond. To the rear the property has an enclosed and mature garden, with a patio, outside tap, lawned garden, well stocked borders with mature shrubs and trees.

Garage
18'2" x 8'0" (5.56m x 2.44m)
Up and over door to the front, pedestrian door to the side, fitted wall and base units, wall-mounted main combi boiler, light and power.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





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